

**THE OFFICE OF REGULATORY STAFF  
DIRECT TESTIMONY AND EXHIBITS  
OF  
ROBERT A. STERNBERG**

**November 8, 2006**



**DOCKET NO. 2005-13-WS**

**Application of Wyboo Plantation  
Utilities, Incorporated for Approval of  
New Schedule of Rates and Charges for  
Water and Sewer Services**

**TESTIMONY OF ROBERT A. STERNBERG**

**FOR**

**THE OFFICE OF REGULATORY STAFF**

**DOCKET NO. 2005-13-WS**

**IN RE: WYBOO PLANTATION UTILITIES, INC.**

**Q: PLEASE STATE YOUR NAME, BUSINESS ADDRESS AND OCCUPATION.**

A. My name is Robert A. Sternberg and my business address is 1 Green Lake Drive, Manning, South Carolina 29102. I am the owner of L.G.B. Inc./Custom Homes and a resident of Wyboo Plantation. I build residential homes full time at Wyboo Plantation.

**Q: PLEASE STATE YOUR EDUCATIONAL BACKGROUND AND EXPERIENCE.**

A. I have 43 years experience in the construction business. I have a Bachelor's Degree in Psychology from Case Western University and a Masters Degree in Administration from Loyola University. I also have an ACS (Advanced Certificate of Study) in Hospital Administration from George Washington University. I started building apartments and shopping centers in Youngstown, Ohio in 1970 and served as the General Superintendent for Simco Development Corporation. As General Superintendent, we constructed 4,000 apartments, two high rises for the elderly and two shopping centers. In 1975, I went into the house building business in Youngstown, Ohio, and moved to Columbia, South Carolina, in 1979. I have been building houses since that time. In 1996, I started building houses in Wyboo Plantation. In 2004, my wife and I moved to Wyboo Plantation and reside there on a

1 full time basis.

2 **Q: WHAT IS THE PURPOSE OF YOUR TESTIMONY IN THIS PROCEEDING?**

3 A. The purpose of my testimony is to inform the Public Service Commission of South  
4 Carolina ("Commission") of payments made by my company to Wrigley and  
5 Associates for water tap fees and sewer tap fees. Prior to 2006, I made checks for  
6 sewer tap fees and water tap fees to Wyboo Plantation Utilities, Inc. which I  
7 understood to be the utility company in Wyboo Plantation. It was my understanding  
8 from Mr. Mark Wrigley that the fees for taps were \$300.00 for water tap fees and  
9 \$500.00 for sewer tap fees. Beginning in 2006, Mr. Mark Wrigley told me that the  
10 new charges would be \$450.00 for water tap fees and \$600.00 for sewer tap fees. He  
11 also informed me that the checks for these tap fees were to be made payable to Mark  
12 Wrigley and Associates. I asked who Mark Wrigley and Associates was since I had  
13 always made checks payable to Wyboo Plantation Utilities, Inc. in the past. I also  
14 asked Mr. Wrigley whether the Commission had approved this increase in tap fees.  
15 Mr. Mark Wrigley did not answer my question about the Commission approving the  
16 increase in tap fees and informed me that if I wanted the "tap ins" to be made, I would  
17 have to make the checks payable to Mark Wrigley and Associates. This request  
18 seemed very odd to me. It was my understanding that only the Commission could  
19 approve an increase in rates. It crossed my mind that this process could possibly be an  
20 attempt to circumvent the Commission authority. I am concerned about this because I  
21 do not want the Commission to think that I would circumvent the Commission's  
22 authority by writing checks to an entity other than the approved utility. In addition, I  
23 think it is important that the Commission be made aware that Mark Wrigley &

1 Associates has not installed or hooked-up either the sewer system or the water line  
2 from any of the houses I have built in Wyboo Plantation. As far as I am concerned,  
3 the payment of the water and sewer tap fees is merely for the privilege of using the  
4 system and not for any work performed by either Wyboo Plantation Utilities, Inc. or  
5 Mark Wrigley and Associates. My subcontractors install and hook up both the sewer  
6 system and the water lines.

7 **Q: PLEASE EXPLAIN EXHIBIT RAS-1.**

8 A. Exhibit RAS-1, consisting of 3 pages, is a list of the checks written to Mark Wrigley  
9 and Associates in 2006. In 2006, I wrote three checks to Mark Wrigley and Associates  
10 for water tap fees and sewer tap fees for properties located in Wyboo Plantation. Some  
11 of the properties were under construction. Other tap fees were paid for the remainder  
12 of the lots I owned which were not yet under construction. On June 6, 2006, I wrote a  
13 check in the amount of \$6,300.00 for six lots for water tap fees of \$450.00 and  
14 \$600.00 for sewer tap fees. On August 8, 2006, I wrote a check in the amount of  
15 \$16,800.00 to Mark Wrigley and Associates. This check represents water tap fees in  
16 the amount of \$450.00 per tap and sewer tap fees in the amount of \$600.00 per tap for  
17 a total of 16 lots. On August 21, 2006, I wrote a check in the amount of \$2,550.00 to  
18 Mark Wrigley and Associates for water tap fees of \$450.00 per lot (three lots) and  
19 sewer tap fees of \$600.00 per lot (two lots).

20 **Q: WHAT CONCERNS DO YOU HAVE ABOUT TESTIFYING IN THIS**  
21 **MATTER?**

22 A. I am concerned that unauthorized water tap fees and sewer tap fees have been charged  
23 in excess amounts of what the Commission has approved. I am also concerned about

1           reprisals against my company and myself by Mr. Mark Wrigley because I have  
2           testified concerning payments for water and sewer tap fees.

3   **Q.   DOES THIS CONCLUDE YOUR TESTIMONY?**

4   **A.   Yes, it does.**

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A-3

HARLAND

L.G.B. INC./CUSTOM HOMES  
1 GREEN LAKE DRIVE  
MANNING, SC 29102

Wylboe Plantation Village

9061

67-7191/2532

DATE 8/8/06

THE ORDER OF Mark Wingley + Associates \$ 16,800.00  
Sixteen thousand and 800 hundred and 00/100 DOLLARS

**First Palmetto** Savings Bank  
Columbia, SC 29204

VOID AFTER 30 DAYS

Robert Stenberg

L.G.B. INC./CUSTOM HOMES

DATE	DESCRIPTON	AMOUNT
	Water 450 + Sewer 600 = 1050 ea	
21-L	Rinelande 5m OAK HILL	
06-L	Lake Arbor 6m OAK HILL	
27-L	Lake Arbor 17m FERN OAK	
	18m FERN OAK	
01-I	Lake Arbor (Fairway) 8N BENTWOOD Circle	\$1050
2-K	Lake Arbor 9N " "	x16
34-L	Lake Arbor 10N " "	
42-F	Ridge Lake 12N " "	\$16,800-
9-m	Oak Hill	

(A-2)

RAS-1

HARLAND

**L.G.B. INC./CUSTOM HOMES**  
 104 WOODSHORE DR.  
 COLUMBIA, SC 29223

8859

67-7191/2532

DATE 6/06/06

☐ THE  
 ORDER OF

Mark Wigley & Associates\$ 6300.00

☐ Six thousand three hundred and <sup>00</sup>/<sub>100</sub> DOLLARS

VOID AFTER 30 DAYS

**First Palmetto** Savings Bank  
 Columbia, SC 29204

Robert Stumby

L.G.B. INC./CUSTOM HOMES

DATE	DESCRIPTION	AMOUNT
	<u>Water 450</u>	
	<u>Sewer 600</u>	
	<u>1050</u>	
<input type="radio"/> 11 M	<u>1050</u>	
<input type="radio"/> 19 M		
<input type="radio"/> 7 M		
7 N		
11 N		
13 N		
	<u>6 x 1050</u>	
		<u>6300</u>





Account Number: [REDACTED]

Date:

October 25, 2006

Page:

1 of 1

The Image shown below represents an official copy of the original document as processed by First Palmetto Savings Bank

<b>L.G.B. INC./CUSTOM HOMES</b> 1 GREEN LAKE DRIVE MANNING, SC 29102		<i>Wylbor Plantation Village</i>		<b>9061</b>
DATE <b>8/8/06</b>		67-7191/2532		
PAY TO THE ORDER OF <i>Mark Wingley &amp; Associates</i>		\$ <b>16,800.00</b>		
<i>Sixteen thousand and 00/100 hundred and 00/100</i>		DOLLARS		
<b>First Palmetto</b> Savings Bank Columbia, SC 29204		VOID AFTER 30 DAYS		
[REDACTED]		<i>Robert Stenberg</i>		
[REDACTED]		<b>16800.00</b>		

08/21/2006 9061 \$16800.00

<b>FOR DEPOSIT ONLY</b> Wingley & Assoc. Inc. 1309 Cherryvale Drive Spartanburg, SC 29154		29591	
MICROWAVE SAFE PHILA. PA 66122006 644K		[REDACTED]	
08/21/2006 9061		[REDACTED]	

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A-1

HARLAND

L.G.B. INC./CUSTOM HOMES  
1 GREEN LAKE DRIVE  
MANNING, SC 29102

9086

DATE 8/21/06

67-7181/2532

THE ORDER OF

Mark Whigley and Associates

\$ 2550.00

Two thousand five hundred fifty and 00/100

DOLLARS

VOID AFTER 30 DAYS

First Palmetto Building Bank  
Columbia, SC 29204

Robert Stenberg

L.G.B. INC./CUSTOM HOMES

DATE	DESCRIPTION	AMOUNT
8-21	Cash View Circle	81050 - sewer + water
19-C	Woodlake	450 - water
05-F	Ridge Lake	81050 - sewer and water
		<u>\$ 2550</u>



Account Number:

Date:

October 25, 2006

Page:

1 of 1

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**L.G.B. INC./CUSTOM HOMES**  
1 GREEN LAKE DRIVE  
MANNING, SC 29102

9086

DATE 8/21/06 67-7191/2532

PAY TO THE ORDER OF Mark Whigley and Associates \$ 2550.00

Two thousand five hundred fifty and 00/100 DOLLARS

**First Palmetto** Savings Bank  
Columbia, SC 29204

VOID AFTER 90 DAYS

Robert Stenberg

09/01/2006 9086 \$2550.00

**FOR DEPOSIT ONLY**

Wigley & Assoc. Inc.  
1309 Cherryvale Drive  
Sumter, SC 29154

44921

PHILA, PA 08312006 09K

09/01/2006 9086 \$2550.00

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